

CORPORATION WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Wayne Graves
5167 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty thousand seven hundred fifty and no/100 (\$120,750.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **M. A. Frazier Construction, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wayne Graves** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 418, according to the Survey of Greystone Legacy, 4th Sector, Phase II, as recorded in Map Book 32, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.


This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **M. A. Frazier Construction, Inc.**, by Michael A. Frazier, its President, who is authorized to execute this conveyance, has hereunto set my hand and seal this 31st day of March, 2010.

— Shelby County, AL 04/12/2010
State of Alabama
Deed Tax : \$121.00



M. A. Frazier Construction, Inc.
By: Michael A. Frazier
Its: President

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Michael A. Frazier, whose name as President of M. A. Frazier Construction, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 31st day of March, 2010.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 25, 2013



Notary Public
My Commission Expires: 02-25-13